



**Aged Care
Certification Myths
and
2008 Targets**

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Today's Presentation

- Understanding the Aged Care Certification Assessment Process
- MYTHS
 - BCA Compliance Scenarios
- December, 2008 for DoHA but after March, 2008 for the new Aged Care Funding Instrument (ACFI)



What is the basis for Aged Care Certification?

- Certification of residential aged care services was introduced in 1997.
- Certification is called up under the *Aged Care Act 1997*.
- Certification applies to the building quality of Australian Government funded residential aged care services.



What is Aged Care Certification?

- Certification is not a mandatory requirement under the *Aged Care Act 1997*.
- Certification is intended to complement other regulatory requirements for aged care buildings.
- Certification does not remove or change an Approved Provider's obligation to comply with relevant State, Territory and Local Government laws relating to the service.



The Aim of Certification

- Certification is aimed at continually improving the physical quality of residential aged care buildings to meet the demands of the growing aged care market.
- Certification is **primarily a funding tool** that enables residential aged care services to collect accommodation bonds and charges or to receive concessional supplements.



How Does Certification relate to Accreditation?

- Certification is generally a once only process, however, Accreditation is based on the three yearly cycle. The difference being that:
 - Certification assesses building quality.
 - Accreditation assesses the quality of care.
- The certification and accreditation processes complement each other in promoting quality standards for residential aged care.



The Aged Care Certification Instrument

- The Instrument is made up of 7 Sections covering:
 - Safety
 - Hazards
 - Privacy
 - Access, Mobility & Occupational Health and Safety
 - Heating/Cooling
 - Lighting/Ventilation
 - Security.



How Certification relates to the Building Code of Australia

- The Certification Assessment Instrument uses the *Building Code of Australia* (BCA) as a basis for several questions in Section 1 and has only limited reference in Sections 2 to 7.
- Some questions in the Instrument consider compliance with the BCA, however a certification assessment is not intended to be a full BCA compliance audit.



Failure to achieve the required certification score

- It is not uncommon for new commencing services to fail to achieve the required certification score of:
 - 19 out of 25 for Section 1, and
 - 60 overall out of 100
- These facilities failed to achieve certification due to not meeting several fundamental BCA standards.



Certification MYTHS

**Answering some of the
Aged Care Certification
MYTHS**



Certification MYTHS

- Fully Complied with the BCA but failed to get the mandatory Certification scores.
- A new or upgraded home will achieve the mandatory Section 1 scores if it complies with the BCA:-
 - Either the Deemed To Satisfy provisions or
 - Alternative Design Solutions satisfying the Performance Requirements signed off by the Relevant Building Surveyor as per BCA A0.10



Certification MYTHS

- Full BCA (Vic) compliance including maintenance records or installation certificates (new buildings) will result in a score for:-

Section 1 of 22.75



Certification MYTHS

- Certification Scoring Matrix
 - Section 1 contains 32 questions for a max 25 marks (only 19 required).
 - Overall 64 questions for a max 100 marks (only 60 required).
 - Scores in Section 1 range from 0.2 to 2



Certification MYTHS

- Example: Failed because the home did not have fire hose reels installed (Class 3 and 9a only).

- Full BCA Compliance (VIC) = 22.75
- Fire hose reels (excl 9c) = -0.25
- Score for Section 1 = 22.50



Certification MYTHS

- Example: Failed because the home did not have Pictogram exit signs installed.

- Full BCA Compliance = 22.75
- Exit Signage S1(c)(ii) = -1.00
- Score for Section 1 = 21.75

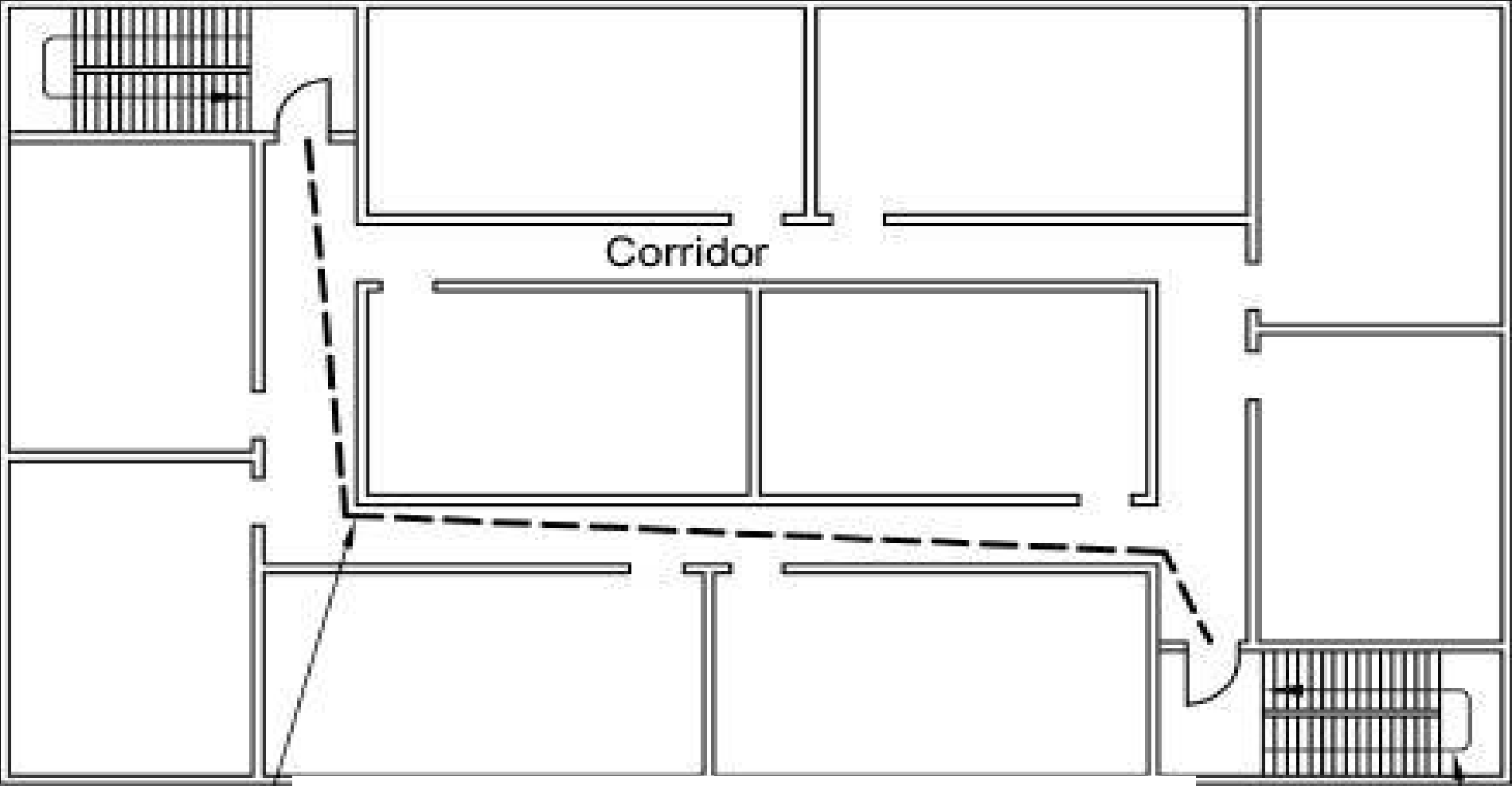


AS2293.1, 2005



Certification MYTHS

- Home failed to achieve the mandatory scores in Section 1 due to one issue only.
- **Following Scenario - Several BCA non-compliances issues identified and no Alternative Design Solution approved by the Relevant Building Surveyor.**



Say exits are spaced too far apart

45 m max. in Class 2 & 3

45 m max. in patient care area of Class 9a

60 m max. **for class 9c**

(a) Maximum separation



Certification MYTHS

S1(c)(vii)
Discharge –

Unprotected
Openings





Certification MYTHS

S1(c)(vii)
Discharge –

External stair
Not Fire Separated
and Openings
Within 3m





Certification MYTHS

S1(c)(vii)
Discharge-

Padlocked
Gate in exit
path to road



Certification MYTHS

S1(c)(vii) Discharge

Dangerous steep path with steps to road or street





Certification MYTHS

S1f(i) Fire Hydrant

Fire Hydrant
Within 10m of
Building, but
coverage ok





Certification MYTHS

- Spacings of designated exits = -1.00
- Incorrect Exit Signage = -1.00
- Discharge issues = -0.35
 - External exit Stair 9a, 9c & class 3 (as per BCA)
 - Locked gate
 - Dangerous path
- Fire Hydrant too close = -0.10
- BCA Compliance = 22.75
- **Section 1 score** = **20.30**



Certification MYTHS

- There needs be several BCA Non-compliance issues to fail to achieve the Mandatory score of 19 points for Section 1.



Certification MYTHS

- There are a couple of areas where the bigger points have been lost. But still not one issue alone will result in failure to achieve the required 19 points.



Certification MYTHS

- Fire Compartmentation/Separation
- If you applied the wrong "Type of Construction" under the BCA





Certification MYTHS

- S1(b)

Fire

Compartment
Separation

Unprotected
Openings to
boundary





Certification MYTHS

- S1(b)

Fire

Compartment
Separation

Major Penetration
Not separated





Certification MYTHS

- S1(d)
Smoke
Compartmentation
Separation

Less than 400mm
Smoke reservoir





Certification MYTHS

- Doors not closing
- Integrity of smoke
- No smoke seals





Certification MYTHS

S1f(i) Smoke Detection

smoke detectors
closer than 400 mm
outside the
circumference of
the blades of the
fan





Certification MTHYS

- Other questions outside the BCA that help make up the total of 25 points for Section 1
- Public Address system
- Other Alarms
- Nurse call system – not required in any other State but Vic (Amendment H101.6)



Certification MYTHS

- There are many reasons why a home fails to achieve the mandatory Aged Care Certification scores but the excuses are hard to justify.



Certification MYTHS

- The Aged Care Certification Assessment Instrument is not a reflection on the level of care or service provided to the residents. However, it is a snapshot of the built fabric and the level of fire safety, dignity and privacy the building affords the occupants.



Year 2008 Targets





2008 Privacy and Space Standards for **New & Existing Buildings**

- Under the ten-year forward plan, all buildings built since July, 1999 are considered to be **'new'** buildings and are required to meet the 2008 space and privacy standards at the time of construction.
- All other buildings are be deemed to be **'existing'** buildings and are required to meet privacy and space standards by December, 2008.



2008 Privacy and Space Standards for **New Buildings**

- Ablutions (showers/baths)
 - Ratio of no more than 4 residents per ablution
- Toilets
 - Ratio of no more than 3 resident per toilet
- Room
 - No more than 2 residents per room
 - Maximum average across home of 1.5 residents per room



2008 Privacy and Space Standards for **Existing Buildings**

- Ablutions
 - Ratio of no more than 7 residents per abluition
- Toilets
 - Ratio of no more than 6 residents per toilet
- Room
 - No more than 4 residents per room
 - Special needs consideration (cultural)



2008 Privacy and Space Standards for New and Existing Buildings

- Ratios measured across home, per level and per wing
- Ensuite portioned to allocated resident/s



Conclusion

Certification:

- is not a mandatory requirement.
- is primarily a funding tool.
- is generally a one off assessment.
- does not remove or change an Approved Provider's obligation to comply with State, Territory and Local Government laws.



Conclusion

- Aged Care Accreditation and Certification are separate functions but compliment each other
- It is the Department of Health and Ageing who decide on Certification Status
- Achieving the mandatory Certification scores does not guarantee approval



Conclusion

- No extra funding if a home scores 100 out of 100.
- Full BCA compliance will ensure a Section 1 score in excess of 19 points.
- Homes do not fail on one issue alone.
- A home must lose more than 6 points to fail Section 1 and more than 40 points overall.



Conclusion

- 2008 requirements for new and existing buildings
- Meeting 2008 requirements now tied to ACFI additional funding stream



THANK YOU

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